174.0	0006	0001.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	800,300 / 800,300
					USE VALUE:	800,300 / 800,300
					ASSESSED:	800,300 / 800,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
2		DUNDEE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	METELLUS MARLENE &
Owner 2:	BALAN NAUREEN
Owner 3:	
Street 1:	2 DUNDEE ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	METELLUS MARLENE & -
Owner 2:	BALAN NAUREEN -
Street 1:	2 DUNDEE ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,735 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1970, having primarily Vinyl Exterior and 2436 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6735.000	408,400		391,900	800,300
Total Card	0.155	408,400		391,900	800,300
Total Parcel	0.155	408,400		391,900	800,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 328.53 | /Parcel: 328.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 116323

GIS Ref

GIS Ref

Insp Date 01/19/17

Parcel ID 174.0-0006-0001.A

!13554!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	408,400	0	6,735.	391,900	800,300	800,300	Year End Roll	12/18/2019
2019	104	FV	342,400	0	6,735.	386,300	728,700	728,700	Year End Roll	1/3/2019
2018	104	FV	342,400	0	6,735.	296,700	639,100	639,100	Year End Roll	12/20/2017
2017	104	FV	318,000	0	6,735.	279,900	597,900	597,900	Year End Roll	1/3/2017
2016	104	FV	318,000	0	6,735.	257,500	575,500	575,500	Year End	1/4/2016
2015	104	FV	270,700	0	6,735.	240,700	511,400	511,400	Year End Roll	12/11/2014
2014	104	FV	270,700	0	6,735.	221,700	492,400	492,400	Year End Roll	12/16/2013
2013	104	FV	281,900	0	6,735.	221,700	503,600	503,600		12/13/2012

PRINT

Date	Time
12/11/20	03:29:25

LAST REV

Date	Time
12/15/17	08:03:16
danam	
13554	

USER DEFINED

Prior Id # 1:	116323
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BALAN PIERRE G,	1497-41		9/20/2016	Estate/Div	585,000	No	No		
	896-48		10/1/1977		63,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/18/2016	992	Redo Kit	28,800		7/18/2016			Kitchen and bath r
9/28/1994	492		8,200					18X24 ADDITION
1/3/1994	2		15,000					16X25 ADDITION

ACTIVITY INFORMATION

Date	Result	By	Name
3/15/2017	SQ Returned	EMK	Ellen K
1/19/2017	Left Notice	DGM	D Mann
1/19/2017	Inspected	DGM	D Mann
1/19/2017	Permit Visit	DGM	D Mann
10/21/2008	Meas/Inspect	189	PATRIOT
10/14/2008	Measured	197	PATRIOT
12/15/1999	Mailer Sent		
12/14/1999	Measured	163	PATRIOT
1/1/1982		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6735		Sq. Ft.	Site		0	70.	0.83	6			Med. Tr	-10					391,892						391,900	

Total AC/HA: 0.15461 | Total SF/SM: 6735 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 391,892 | Spl Credit | Total: 391,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	3 - Aluminum	25	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1970	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	29.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		29.9	%

CALC SUMMARY

Basic $ / SQ:	160.00
Size Adj.:	1.08103442
Const Adj.:	0.99989998
Adj $ / SQ:	172.948
Other Features:	106000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	582610
Depreciation:	174200
Depreciated Total:	408410

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	5	2	
Totals			
2	10	4	

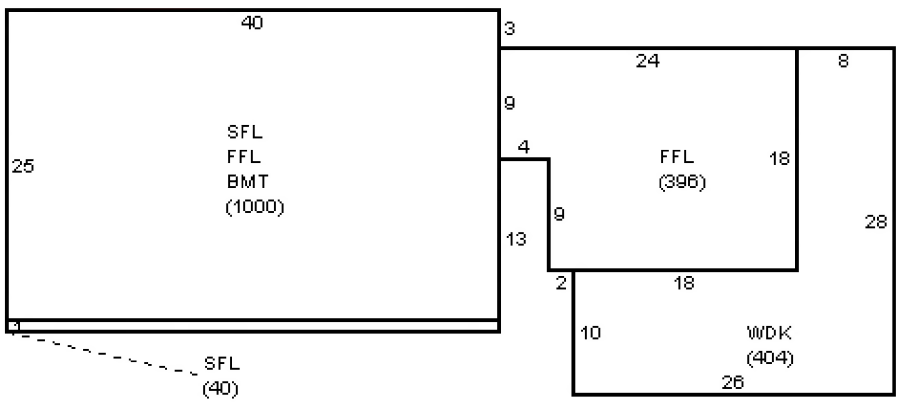
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	172.95
Special Features:	0	Val/Su Net:	106.35
Final Total:	408400	Val/Su SzAd	167.65

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,396	172.950	241,436
SFL	Second Floor	1,040	172.950	179,866
BMT	Basement	1,000	51.880	51,884
WDK	Deck	404	8.470	3,424

Net Sketched Area:	3,840			Total:	476,610
Size Ad	2436	Gross Are	3840	FinArea	2436

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

174.0-0006-0001.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc